

130.0

0001

0018.C

Map

Block

Lot

1 of 1

Apartment

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

USE VALUE:

1,621,600 / 1,621,600

ASSESSED:

1,621,600 / 1,621,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City	
119		PLEASANT ST, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1:	119 PLEASANT STREET LLC
Owner 2:	
Owner 3:	

Street 1: PO BOX 2963

Street 2: C/O DIANE POULOS HARPELL

Twn/City: ACTON

St/Prov: MA Cntry: Own Occ: N

Postal: 01720 Type:

PREVIOUS OWNER

Owner 1: HARPELL DIANE POULOS -

Owner 2: -

Street 1: 626 MAIN ST

Twn/City: ACTON

St/Prov: MA Cntry: Own Occ: N

Postal: 01720

NARRATIVE DESCRIPTION

This parcel contains 25,292 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1900, having primarily Clapboard Exterior and 6701 Square Feet, with 10 Units, 10 Baths, 0 3/4 Bath, 0 HalfBath, 18 Rooms, and 10 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		25292		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		10		No. of Un	Site		0	60,500.	1.00	AA									605,000						605,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
112		25292.000	1,009,200	7,400	605,000	1,621,600			84107
									GIS Ref
									GIS Ref
									Insp Date
									08/20/13

PREVIOUS ASSESSMENT

Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV		965,000	7400	25,292.	550,000	1,522,400	1,522,400	Year End Roll	12/18/2019
2019	112	FV		798,900	7700	25,292.	550,000	1,356,600	1,356,600	Year End Roll	1/3/2019
2018	112	FV		798,900	7700	25,292.	550,000	1,356,600	1,356,600	Year End Roll	12/20/2017
2017	112	FV		688,100	7700	25,292.	450,000	1,145,800	1,145,800	Year End Roll	1/3/2017
2016	112	FV		688,100	7700	25,292.	450,000	1,145,800	1,145,800	Year End	1/4/2016
2015	112	FV		605,000	7900	25,292.	380,000	992,900	992,900	Year End Roll	12/11/2014
2014	112	FV		605,000	7900	25,292.	380,000	992,900	992,900	Year End Roll	12/16/2013
2013	112	FV		604,200	7900	25,292.	380,000	992,100	992,100		12/13/2012

Parcel ID 130.0-0001-0018.C

!10175!

PRINT

Date 12/11/20 Time 00:30:49

LAST REV

Date 06/19/18 Time 09:08:36

10175

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARPELL DIANE P	63144-338		1/6/2014	Convenience	100	No	No		
POULOS SOPHIE,	63144-336		1/6/2014	Convenience	100	No	No		
POULOS SOPHIE/T	63144-334		1/6/2014	Convenience	100	No	No		
	14846-147		12/1/1982			1	No	No	G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2018	568	Alterati	1,000	C				
2/22/2018	191	Redo Bat	7,000	C				
1/25/2013	114	Renovate	40,000	C				
1/4/2013	18	Manual	9,900	C				
10/23/2012	1372	Re-Roof	28,500	C				
9/26/2012	1226	Manual	53,750	C				
9/26/2012	1220	Manual	1,500	C				
9/17/2012	1174	Wood Dec	5,000					
8/10/2012	1014	Inter-De	3,350					REPLACE FIRE DAMAG

ACTIVITY INFORMATION

Date	Result	By	Name
4/25/2018	Mail Update	EMK	Ellen K
8/20/2013	Measured	JBS	JOHN S
4/19/2013	Info Fm Prmt	EMK	Ellen K
4/16/2013	Info Fm Prmt	EMK	Ellen K
4/16/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	EMK	Ellen K
4/3/2009	Measured	201	PATRIOT
5/12/2000	Meas/Inspect	263	PATRIOT
3/6/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

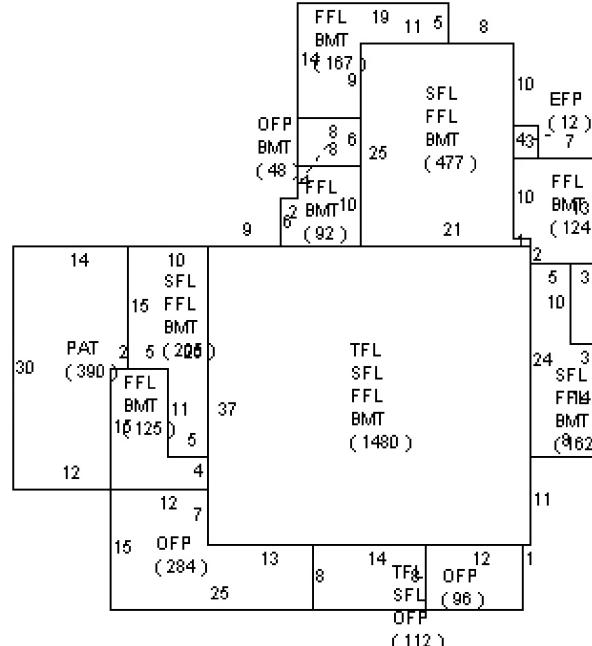
Type:	83 - Apt- Garden
Sty Ht:	3 - 3 Story
(Liv) Units:	10 Total: 10
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	5 - Mansard
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	10	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

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SKETCH

Sum Area By Label:
 SFL = 2436
 FFL = 2832
 BMT = 2880
 TFL = 1592
 OFP = 540
 EFP = 12
 PAT = 390

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1900
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

INTERIOR INFORMATION

Avg Ht/FL:	12
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled: 0

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:	30	%	

CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	1.05963469
Const Adj.:	0.98705578
Adj \$ / SQ:	175.714
Other Features:	100000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1441763
Depreciation:	432529
Depreciated Total:	1009234
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	1.00
Special Features:	0
Final Total:	1009200
Val/Su SzAd	150.61

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

130.0-0001-0018.C

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1985	0.00	T	27.2	112						
85	Paving	D	Y	1	3132	A	AV	1989	3.10	T	24	112			7,400			7,400

Total Yard Items:

7,400

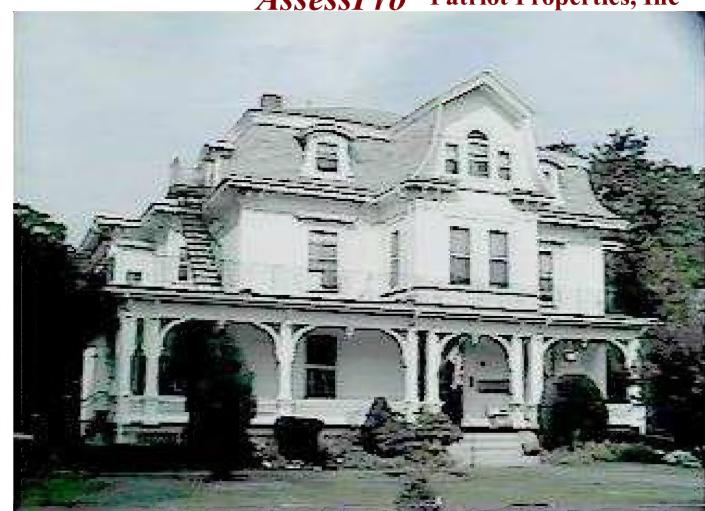
Total Special Features:

Total:

7,400

SUB AREA**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	2,880	52.710	151,817	TFL	90				
FFL	First Floor	2,832	175.710	497,623						
SFL	Second Floor	2,436	175.710	428,040						
TFL	Third Floor	1,433	175.710	251,763						
OPF	Open Porch	540	19.300	10,423						
PAT	Patio	390	3.170	1,236						
EFP	Enclos Porch	12	71.660	860						
	Net Sketched Area:	10,523		Total: 1,341,762						
Size Ad	Gross Are	10682	FinArea	6701						

IMAGE

AssessPro Patriot Properties, Inc